

**REVISED EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGARDING PROPOSED CHANGES TO THE
2007 CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2**

Legend for Express Terms:

1. **California amendment (CA) brought forward without modification:** *All language will appear in italics.*
 2. **California amendment (CA) brought forward with modification:** *All language will appear in italics, modified language is shown underlined.*
 3. **New CBC language with new California amendment (CA):** CBC language shown in normal Arial 9 pt. California amendments to CBC text is shown underlined and in italics.
 4. **New California amendment (CA):** California language will appear underlined and in italics.
 5. **Repealed text:** Shown as ~~Strikeout~~.
 6. **Amended, adopted or repealed language after public hearing:** Amended, adopted, or repealed language will appear in double underline and ~~double-strikeout~~.
 7. **Notation:** Authority and reference citations are provided at the end of each chapter.
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Section 202

Before Comment:

~~**[For HCD 1] (Section 206-E, 2001 CBC) EFFICIENCY DWELLING UNIT**~~ ***"Efficiency Dwelling Unit"*** is a dwelling unit containing only one habitable room and includes an efficiency unit as defined by Health and Safety Code Section 17958.1. See Section 1208.4.

After Comment:

~~**[For HCD 1] (Section 206-E, 2001 CBC) EFFICIENCY DWELLING UNIT**~~ **[HCD 1] "Efficiency Dwelling Unit"** is a dwelling unit containing only one habitable room and includes an efficiency unit as defined by Health and Safety Code Section 17958.1. See Section 1208.4.

Rationale:

Efficiency unit is defined in model code text, however, statutory language also contains a provision to allow local modification. Units which meet the model code provisions as well as those units which meet the locally amended version are both "efficiency dwelling units". It is necessary to retain the text previously proposed to be removed by HCD to provide consistency, and clarify to the user that the model code definition and a definition modified by a local jurisdiction both fall within this definition. In addition, the banners have been modified and relocated to provide consistency with the direction other state agencies are proceeding.

Table 602

No amendment before comment:

**TABLE 602
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE
SEPARATION DISTANCE^{a, e}**

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U ^b
X < 5 ^c	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	1 0 1	1 ^d 0 1 ^d
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. For special requirements for Group U occupancies see Section 406.1.2
- c. See Section 705.1.1 for party walls.
- d. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

f. Group R-3 and Group U when used as accessory to Group R-3, shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more.

Rationale:

HCD is proposing the amendment of this section to incorporate critical elements of the International Residential Code (IRC). During this rulemaking, HCD was not able to propose adoption of the IRC as originally planned. The IRC and the International Building Code (IBC) contain different requirements in some areas as they relate to one- and two-family dwellings. In an effort to ease transition from the IBC to a future adoption of the IRC, HCD is incorporating amendments to coordinate some of the more critical differences into this rulemaking.

The 2006 IRC requires exterior walls with less than a 5 foot fire separation distance to property lines to have a 1 hour fire resistance rating. The 2006 IBC does not differentiate between the different Group R occupancy classification groups and would require 1 hour construction for exterior walls of Group R-3 dwellings with a fire separation distance of 10 feet or less to a property line.

The scope provisions contained in Section 101.2 of the 2006 IBC specify that one- and two- family dwellings and townhouses comply with the provisions of the IRC. This amendment aligns the requirement contained in the IRC with those of the IBC by clarifying that Group R-3 one- and two-family dwellings and townhouses do not need 1 hour rated exterior wall assemblies provided a fire separation distance of more than 5 feet is provided.

Section 1007.6.1

Before Comment:

1007.6.1 Size. Each area of refuge shall be sized to accommodate ~~one-two~~ wheelchair spaces that are not less than of 30 inches by 48 inches (762 mm by 1219 mm) each. The total number of such 30-inch by 48-inch (762 mm by 1219 mm) spaces per story shall be not less than one for every 200 persons of calculated occupant load served by the area of refuge. ~~for each 200 occupants or portion thereof, based on occupant load of the area of refuge and areas served by the area of refuge.~~ Such wheelchair spaces shall not reduce the required means egress width. Access to

any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than adjoining wheelchair space.

After Comment:

1007.6.1 Size. Each area of refuge shall be sized to accommodate ~~one~~ two wheelchair spaces that are not less than of 30 inches by 48 inches (762 mm by 1219 mm) each. The total number of such 30-inch by 48-inch (762 mm by 1219 mm) spaces per story shall be not less than one for every 200 persons of calculated occupant load served by the area of refuge. ~~for each 200 occupants or portion thereof, based on occupant load of the area of refuge and areas served by the area of refuge.~~ Such wheelchair spaces shall not reduce the required means egress width. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than adjoining wheelchair space.

EXCEPTION: The building official may reduce the minimum number of 30-inch by 48-inch (762 mm by 1219 mm) areas to one for each area for evacuation assistance on floors where the occupant load is less than 200.

Rationale:

The amendment is necessary to correct an error made during our original submittal. Previous versions of the CBC have contained requirements for areas of Evacuation Assistance in Chapters 11A and 11B. The 2006 IBC contains similar provisions in Chapter 10. SFM is proposing to eliminate the requirements in Chapters 11A and 11B. This amendment is necessary to correct an error made during the relocation of the requirements from Chapter 11A to Chapter 10. The original intent was to bring this exception forward and incorporate it into Chapter 10 in the same manner the other requirements had been relocated to Chapter 10, however, it was inadvertently left out. HCD is proposing to correct this error and is showing the exception as it should have been originally. The proposed amendment does not represent change in its effect from the 2001 Triennial California Building Standards Code.

The exception was previously located in Section 1118A.2.2.

Section 1007.6.3.1

Before Comment:

~~1118A.2.4.1~~ **1007.6.3.1 Visible and Audible Communication Method.** ~~A method of two-way communication with both visible and audible communication shall be provided between each area of evacuation assistance and the primary entry. A button in the area of rescue assistance shall activate both a light in the area of rescue assistance indicating that rescue has been requested and a light at the primary entry indicating that rescue is being requested. A button at the primary entry shall activate both a light at the primary entry and a light in the area of rescue assistance indicating that the request has been received.~~

~~A telephone with controlled access to a public telephone system or another method of two-way communication shall be provided between each area of refuge and the primary entry. The fire department may approve a location other than the primary entry.~~

After Comment:

~~1118A.2.4.1~~ **1007.6.3.1 Visible and Audible Communication Method.** ~~A method of two-way communication with both visible and audible communication shall be provided between each area of evacuation assistance and the primary entry.~~ **HCD 1/ACI** A button complying with Section 1117B.6 in the area of rescue assistance refuge shall activate both a light in the area of rescue assistance refuge indicating that rescue has been requested and a light at the primary entry central control point indicating that rescue is being requested. A button at the primary entry central control point shall activate both a light at the primary entry central control point and a light in the area of rescue assistance refuge indicating that the request has been received.

~~A telephone with controlled access to a public telephone system or another method of two-way communication shall be provided between each area of refuge and the primary entry. The fire department may approve a location other than the primary entry.~~

Rationale:

The amendment is necessary to correlate the Division of the State Architect's (DSA) proposed amendment with HCD's. DSA and the SFM have worked on a coordinated adoption of this section; with this proposal, HCD will be

revising proposed language to match that proposed by the other two agencies. In addition, audible warning devices are covered in Section 107.6.3.

Section 1607.7

Before Comment:

1607.7 Loads on Handrails, Guards, Grab Bars and Vehicle Barriers. Handrails, guards, grab bars ~~as designed in ICG A117.4~~ shall comply with Chapter 11A or Chapter 11B as applicable and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

After Comment:

1607.7 Loads on Handrails, Guards, Grab Bars, Showers Seats, Dressing Room Bench Seats and Vehicle Barriers. Handrails, guards, grab bars ~~as designed in ICG A117.4~~ shall comply with Chapter 11A or Chapter 11B as applicable and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

Rationale:

The amendment is necessary to correlate the Division of the State Architect's (DSA) proposed amendment with HCD's. DSA and the SFM have worked on a coordinated adoption of this section; with this proposal, HCD will be revising proposed language to match that proposed by the other two agencies.

Section 1607.7.2

Before Comment:

1607.7.2 Grab Bars, Shower Seats and Dressing Room Bench Seats. Grab bars, shower seats and dressing room bench seat systems shall be designed to resist a single concentrated load of 250 pounds (1.11 kN) applied in any direction at any point. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, see Chapter 11A, Section 1127A.4. For applications listed in Section 109.1 regulated by the Division of the State Architect/Access Compliance, see Chapter 11A, Section 1127A.4 and Chapter 11B, Section 1115B.7.2 for grab bars.

After Comment:

1607.7.2 Grab Bars, Shower Seats and Dressing Room Bench Seats. Grab bars, shower seats and dressing room bench seat systems shall be designed to resist a single concentrated load of 250 pounds (1.11 kN) applied in any direction at any point. For applications listed in Section 109.2.1.2 regulated by the Department of Housing and Community Development, see [HCD 1/AC] See Chapter 11A, Section 1127A.4. For applications listed in Section 109.1 regulated by the Division of the State Architect/Access Compliance, see Chapter 11A, Section 1127A.4 and Chapter 11B, Sections 1110B.1.7 and 1115B.8.3 1115B.7.2 for grab bars, shower seats, and dressing room bench seats, as applicable.

Rationale:

The amendment is necessary to correlate the Division of the State Architect's (DSA) proposed amendment with HCD's. DSA and the SFM have worked on a coordinated adoption of this section; with this proposal, HCD will be revising proposed language to match that proposed by the other two agencies.

NOTE:

Authority cited: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.